

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Delegation of Certain Powers of Development Control to certain Gram Panchayats - Notification – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 431

Dated the 8th July, 2009.

Read the following:-

1. G.O.Ms.No. 1178 MA Dated 06.11.1981.
2. G.O.Ms.No. 523 MA Dated 25.09.1986.
3. G.O.Ms.No. 520 MA Dated 29.07.2008.
4. From the Vice Chairman, TUDA, Tirupati, Letter Roc.No.1913/G1/2007, Dated 12.12.2008.
5. Govt. Letter No.20423/H2/2008, M.A., Dated.9.4.2009.
6. From the V.C.TUDA, Letter No.1913/G1/2008, Dated.5.5.2009.

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ORDER:-

In the circumstances explained by the Vice-Chairman, Tirupati Urban Development Authority in the references 4th & 6th read above, Government decided to delegate the powers conferred on them under sections 13, 14, 27, 40 to 46 and 48 to 51 of the Andhra Pradesh Urban Areas (Development) Act, 1975 to all Panchayat Secretaries under the jurisdiction of Tirupati Urban Development Authority. The list of the villages is annexed to this order.

2. The following notification shall be published in the Andhra Pradesh Gazette.

NOTIFICATION

In exercise of the powers conferred under sub-section (2) of Section 56 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act.No.1 of 1975), Government hereby delegate the powers conferred on them under sections 13, 14, 27, 40 to 46 and 48 to 51 of the said Act to all Panchayat Secretaries of the villages specified in the annexure under the jurisdiction of Tirupati Urban Development Authority with the following powers, namely :-

- (1) Grant of residential building permissions only for G+2 floors in layouts approved by Tirupati Urban Development Authority subject to the conditions that the height of the building does not exceed 10 Mtrs., including parking floor from road level & plot area is below 1,000 Sq.mts.
- (2) Residential Building permissions in village settlement areas (subject to the condition that the Panchayats shall get the plan for extended village settlement area approved by Urban Development Authority)
- (3) Row-type shopping (however they should be limited to settlement areas and on roads of 40 feet & below) subject to Urban Development Authority regulations Plot sub-division permissions in the approved layouts (As per the rules for layouts).
- (4) These provisions i.e., from 1 to 3 shall be exercised by the Panchayats for the areas beyond 200 Mtrs. from State & National Highways & 100 Mtrs., from 30 Mtrs., and above roads.
- (5) Levy of penalties and to take action against unauthorized & illegal constructions and developments as per the provisions of the Andhra Pradesh Urban Areas (Development) Act, 1975.

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- (6) To Levy & get the development charges paid directly in the Urban Development Authority account In the designated branches of banks, as per the rates prescribed by the Government from time to time wherever the Panchayat Secretary gives building permission as per the delegation.
- (7) To take action on all constructions either made in deviation to approved plan or unauthorizedly. The Urban Development Authority issues only Technical sanction in respect of all other cases and the local authority is the “Enforcement Authority” in all cases irrespective of delegation.

3. The above delegation of powers to the Panchayat Secretaries under the jurisdiction of Tirupati Urban Development Authority shall be subject to the fulfillment of the following conditions, namely :-

- (1) The Panchayats shall maintain a Register showing the details of building permission accorded in the following form :

Sl . N o.	Name & Address of the applicant	Date of Application	Plot area	UDA approved layout or not	Date of sanction	Set back & other rules followed or not	Development charges collected or not	Fee and other fees collected of not	Remarks
1	2	3	4	5	6	7	8	9	10

- (2) Similarly a Register shall be maintained by the Panchayats showing unauthorized constructions in the following form :

Sl. No.	Name & Address of the owner	Premises / Plot number	Date of detection	Nature of unauthorized construction	State of construction	Action taken by the Panchayat	Remarks
1	2	3	4	5	6	7	8

- (3) The above delegated powers are subject to overall conformity with the provisions of Master Plan / Zonal Development Plan and uses, Zoning Regulations, building rules issued by the Government from time to time.
- (4) The officers of the Tirupati Urban Development Authority shall conduct periodical inspections of the Gram Panchayats to give necessary guidelines for disposal of cases as well as to check the permissions.
- (5) The Officers of the Tirupati Urban Development Authority shall have powers of surprise inspection of Panchayat Offices for verification of records pertaining to development control and the buildings under construction and also other areas along with the Panchayat Secretaries of the concerned Gram Panchayats.
- (6) The Panchayat Secretary shall send a copy of approved plan to Urban Development Authority immediately after approval and a list of cases with amount of Development Charges paid to Urban Development Authority every month.

4. The above delegation of powers shall be strictly adhered by the Panchayat Secretaries and if any irregularity / deviation noticed / reported, this delegation of powers shall stand withdrawn forthwith.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad for
Publication in the A.P. Gazette.

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The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Panchayat Secretaries concerned through V.C. TUDA.

Copy to :-

The Special Officer and Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District, Chittoor.
The P.S. to Special Secretary to C.M.
The Private Secretary to M (MA&UD).
The Law (A) Department.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER

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(G.O.Ms.No. 431, MA&UD (H2) Department, dated 8.7.2009.)

ANNEXURE

Sl. No.	Census Location Code No.	Name of the Village / Town	Name of the District and Taluk
1	34	Mungilipattu	Chittoor District
		Kothapalle	Chandragiri Taluk
2	35	Mamandur	-do-
3	36	Itthepalle	-do-
4	37	Kondraddikandrige	-do-
5	38	Bheemavaram	-do-
6	39	Chinnaramapuram	-do-
7	40	Seshapuram	-do-
8	41	Pullaiahgaripalle	-do-
9	42	Arepalle	-do-
10	43	Nagapatla	-do-
11	44	Ramireddipalle	-do-
12	45	Narasingapuram	-do-
13	46	Reddivaripalle	-do-
14	47	Kotala	-do-
15	48	Agarala	-do-
16	49	Dornakambala	-do-
17	50	Chandragiri	-do-
18	51	Mittapalem	-do-
19	52	Kaluru	-do-
20	53	Thondavada	-do-
21	54	Sanambatla	-do-
22	55	Durgasamudram	-do-
23	56	Kapuchandrapet	-do-
24	57	Chiguruvada South Kandriga	-do-
25	58	Gollapalle	-do-
26	59	Chitagunta	-do-
27	60	Pathakalva	-do-
28	61	Paidipalle	-do-
29	62	Mallavaram	-do-
30	63	Pudipatla	-do-
31	64	Cherlopalle	-do-
32	65	Peruru	-do-
33	66	Thummalagunta	-do-
34	67	Chiguruwada Upparu Kandriga	-do-
35	68	Mallamgunta	-do-
36	69	Vedanthapuram	-do-
37	70	Ramanujapalle	-do-
38	71	Avilala	-do-
39	72	Tirupathi (N.M.A.)	-do-
40	73	Tirumala	-do-
41	74	Akkarampalle	-do-
42	75	Konkachennayagunta	-do-
43	76	Thimminaidupallem	-do-
44	77	Mangalam	-do-
45	78	Venkatapuram	-do-
46	79	Chennayagunta	-do-
47	80	Annasamipalle	-do-
48	81	Settipalle	-do-
49	82	Balupalle	-do-
50	83	Mamandur	-do-
51	84	Karakambadi (Rural)	-do-
52	85	Erragunta	-do-
53	86	Renigunta Agraharam	-do-
54	87	Krishnapuram	-do-
55	88	Srinivasa Udasipuram	-do-
56	89	Mallavaram	-do-
57	90	Vedullacheruvu	-do-

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58	91	Anagunta	-do-
59	92	Dharmapuram Kandriga	-do-
60	93	Kurukalva	-do-
61	94	Adusupalle	-do-
62	95	Nallepalem	-do-
63	96	Krishnaiah Kalva	-do-
64	97	Jeepalem	-do-
65	98	Kothapalem	-do-
66	99	Elamandyam	-do-
67	100	Thataiah Kalva	-do-
68	101	Thukkivakam (Rural)	-do-
69	102	Kotramangalam	-do-
70	103	Sanjeevarayuni Patteda	-do-
71	104	Thandlam	-do-
72	105	Tiruchanur	-do-
73	106	Erramaraddipalem	-do-
74	107	Daminedu	-do-
75	108	Yogimallavaram	-do-
76	109	Thanapalle	-do-
77	110	Kuntrapakam	-do-
78	111	Vemuru	-do-
79	112	Panakam	-do-
80	113	Brahmanpattu	-do-
81	114	Mundlapudi	-do-
82	115	Nallamanikalva	-do-
83	116	Kothuru	-do-
84	117	Padi	-do-
85	118	Surappakasim	-do-
86	119	Gajulamandyam	-do-
87	120	Athuru	-do-
88	121	Molagamudi	-do-
89	122	Ammavaripatteda	-do-

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER